Mobile Homes Market Size & Share Analysis - Growth Trends and Forecast (2026 - 2031)

> **Industry:** Residential Real Estate & Housing (Real Estate & Construction)
> **Source:** https://www.mordorintelligence.com/industry-reports/mobile-homes-market

> **Scraped Date:** 2026-09-17

Executive Market Summary

Market Metric	Details
Base Market Size	USD 11.87 billion
Projected Forecast (2031)	USD 11.87 billion
Growth Rate (CAGR)	6.96 %
Largest Market Region	N/A
Fastest-Growing Region	N/A

Market Visualizations & Infographics

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![Major players in Mobile Homes industry](images/chart_2.png)

![Mobile Homes Market Size](images/chart_3.png)

![Mobile Homes Market Share by Product Type, 2025](images/chart_4.png)

![Mobile Homes Market Share by Application, 2025](images/chart_5.png)

![Mobile Homes Market Growth Rate by Region](images/chart_6.png)

![Mobile Homes Market Concentration](images/chart_7.png)

![Icon](images/chart_8.png)

![footer background image](images/chart_10.png)

![Mordor Intelligence on Facebook](images/chart_12.svg)

![Mordor Intelligence on Pinterest](images/chart_14.svg)

![Mordor Intelligence on Instagram](images/chart_15.svg)

![ESOMAR](images/chart_17.png)

![GPTW](images/chart_19.png)
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Comprehensive Research Analysis

Overview Points List Flex 49 Share Feature End

Market OverviewStudy Period | 2020 - 2031 |
Market Size (2026) | USD 11.87 Billion |
Market Size (2031) | USD 16.62 Billion |
Growth Rate (2026 - 2031) | 6.96 % |
Fastest Growing Market | Asia-Pacific |
Largest Market | North America |
Market Concentration | Medium |
Major Players*Disclaimer: Major Players sorted in no particular order

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Market Overview

Mobile Homes Market Analysis by Mordor IntelligenceThe Mobile Homes Market size is expected to grow from USD 11.10 billion in 2025 to USD 11.87 billion in 2026 and is forecast to reach USD 16.62 billion by 2031 at 6.96% CAGR over 2026-2031.

The Global Mobile Homes Market is driven by the persistent gap between housing costs and household purchasing power, particularly in the United States. According to the U.S. Census Bureau, the average cost of a new manufactured home was USD 126,800 as of May 2025, compared to the national average home sale price of USD 512,800, representing a gap of roughly USD 386,000. On a per-square-foot basis, manufactured homes cost approximately USD 85 per square foot in 2025, compared to nearly USD 168 per square foot for conventional site-built construction.

Factory-based production allows builders to maintain greater control over schedules, materials, and quality checks than many site-built projects. Federal and state policies are evolving to expand the range of locations and designs eligible for manufactured housing. At the same time, growing demand for energy-efficient models is making long-term operating costs a more important factor in buyer decisions.

However, local zoning restrictions, high-cost personal property loans, and rising material costs continue to constrain market growth, limiting how quickly the mobile home market can scale.

Key Report Takeaways* By product type, multi-section homes held 58.7% of the Mobile Homes Market share in 2025, while the others segment is projected to record the fastest growth in the market, with a CAGR of 8.52% through 2031.
* By material, timber-based construction accounted for 56.4% of the Mobile Homes Market size in 2025, while composite and other materials are expected to register the fastest growth in the mobile home market share at a CAGR of 8.34% through 2031.
* By application, single-family housing accounted for 63.8% of the Mobile Homes Market share in 2025, while the others segment is forecast to register the fastest growth in the market at a CAGR of 8.73% through 2031.
* By geography, North America captured 48.0% of the Mobile Homes Market share in 2025, while Asia-Pacific is projected to record the fastest growth in the Mobile Home Market, with a CAGR of 8.61% through 2031.

Key Market Trends

Market Trends and InsightsDrivers Impact Analysis of Mobile Homes Market*Drivers | (~) % Impact on CAGR Forecast | Geographic Relevance | Impact Timeline |
Housing Affordability Gap Increases Demand for Mobile Homes | +2.1% | Global, concentrated in North America | Short term (≤ 2 years) |
Shorter Factory Build and Installation Cycles Accelerate Growth | +1.3% | North America, Asia-Pacific | Short term (≤ 2 years) |
Supportive Financing Programs and Land-Use Policies Encourage Adoption | +1.2% | North America, Europe | Medium term (2-4 years) |
Energy-Efficient Factory-Built Designs Drive Consumer Demand | +0.9% | North America, Europe | Medium term (2-4 years) |
Institutional Investment Expands Communities and Builds-To-Rent Projects | +0.7% | North America | Medium term (2-4 years) |
Multi-Story and Urban Infill Mobile Homes Expand Opportunities | +0.5% | North America, Asia-Pacific | Long term (≥ 4 years) |
Source: Mordor Intelligence |

Competitive Landscape

Competitive Landscape

The Mobile Homes Market is moderately concentrated among Clayton Homes, Champion Homes, and Cavco Industries. Their scale spans manufacturing, retail distribution, and, in some cases, financing. Clayton Homes combines factory output, retail sales, and Vanderbilt Mortgage financing. Larger manufacturers can invest more steadily in product engineering and efficiency. Regional manufacturers compete through dealer relationships, custom floor plans, and local pricing. Freight costs can limit national producers' advantages in certain locations.

Champion Homes agreed in May 2026 to acquire 11 Homes Direct retail locations in 5 western states. The transaction expands its direct consumer reach. Cavco completed its USD 190 million acquisition of American Homestar in September 2025. It added 2 manufacturing facilities and 19 retail locations across Texas, Louisiana, and Oklahoma. Champion launched its EcoWise range in March 2025 to meet or exceed the Department of Energy Zero Energy Ready criteria. These moves show a focus on retail access, production coverage, and energy-efficient offerings.

Community operators and capital providers influence another part of the Mobile Homes Market. RHP Properties and an institutional partner secured USD 830 million for a 36-asset, 8,340-pad portfolio in April 2026. The financing covered properties with physical occupancy above 99%. Larger communities can support amenities, operations, and new-site development. Urban infill and multistory projects may favor firms with engineering capacity and municipal experience. The Mobile Home Market remains open to regional players, but scale provides advantages in land access, financing, design, and distribution.

Mobile Homes Industry Leaders* Clayton Homes, Inc.

* Champion Homes, Inc.

* Cavco Industries, Inc.

* Legacy Housing Corporation

* Live Oak Homes

* *Disclaimer: Major Players sorted in no particular order

Component Component 3 Scope Of The Report Bottom

Global Mobile Homes Market Report ScopeBy Product TypeSingle-section Homes |
Multi-section Homes |
Others (Volumetric Modular Homes, Panelized Mobile Homes, and Container-based Mobile Homes) |

Segmentation Accordion Item

By GeographyNorth America | United States |
| Canada |
| Mexico |
Europe | United Kingdom |
| Germany |
| France |
| Italy |
| Spain |
| Russia |
| Rest of Europe |
Asia-Pacific | China |
| India |
| Japan |

	Australia
	South Korea
	South East Asia (Singapore, Malaysia, Thailand, Indonesia, Vietnam, and Philippines)
	Rest of Asia-Pacific
South America	Brazil
	Argentina
	Rest of South America
Middle East and Africa	Saudi Arabia
	United Arab Emirates
	Turkey
	South Africa
	Nigeria
	Rest of Middle East and Africa

Frequently Asked Questions

What is driving demand for mobile homes?

Housing affordability pressures, factory-built delivery, policy support, and lower operating costs from energy-efficient designs support demand. High community occupancy also indicates that existing sites have limited spare capacity in key U.S. locations.

How large is the Mobile Homes Market?

The Mobile Homes Market is estimated at USD 11.87 billion in 2026 and is forecast to reach USD 16.62 billion by 2031 at a 6.96% CAGR. The forecast reflects the report's defined product, material, application, and geographic scope.

Which product type leads mobile home sales?

Multi-section homes led with 58.7% share in 2025 because they provide larger layouts and a more conventional residential appearance. Single-section homes remain relevant in rural and workforce housing settings where space and budgets are more limited.

Which region is growing fastest for mobile homes?

Asia-Pacific is projected to grow at an 8.61% CAGR through 2031, supported by urbanization and prefabrication programs. North America remained the largest region in 2025 because it has an established production, dealer, community, and finance ecosystem.

Why are chattel loans a challenge for buyers?

Average approved chattel-loan rates were 9.24%, compared with 6.63% for manufactured-home mortgages, which raises ownership costs. Since these loans finance many new homes in land-lease communities, access to loans can affect a large share of potential buyers.

Which companies are leading the mobile homes sector?

Clayton Homes, Champion Homes, and Cavco Industries are major manufacturers, while community operators and capital providers also influence supply. Leading companies are expanding through retail acquisitions, factory coverage, energy-efficient models, and community financing.